

**Conservation Commission Meeting Minutes**  
**June 25, 2014**

**Members Present:** Louis A. Napoli, Chairman; Albert P. Manzi, Jr. (arrived at 7:28 p. m.); John T. Mabon; Deborah A. Feltovic; Douglas W. Saal.

**Members Absent:** Joseph W. Lynch, Jr., Vice Chairman; Sean F. McDonough.

**Staff Members Present:** Jennifer A. Hughes, Conservation Administrator;  
Donna M. Wedge, Conservation Secretary.

***Pledge of Allegiance***

***Meeting came to Order at: 7:07 PM Quorum Present.***

**Approval of Minutes of 5/14/14**

- A motion to accept the meeting minutes of 5/14/14 as drafted and reviewed is made by Ms. Feltovic, seconded by Mr. Mabon.

***Public Hearings: 7:10 PM***

***Request for Determination of Applicability***

**351 Willow Street South (Muffin Realty Trust) (The Morin-Cameron Group, Inc.)**

- Scott Cameron of The Morin-Cameron Group, Inc. is present.
- Administrator states summary of the permit history of the site.
- Mr. Cameron reviews the project proposal to repave the parking lot within the same footprint. The expected timeframe is three weeks. New silt fence will be installed where needed.
- Mr. Mabon asks if the regular asphalt will be used. Mr. Cameron confirms it will. Oil & gas separators in the catch basins are discussed.
- Mr. Napoli asks if the grade is changing due to the thickness of the existing pavement.
- Mr. Saal states material removal will need to occur to accommodate 3.5" of paving.
- Mr. Cameron, Mr. Napoli, and Mr. Saal discuss grades and the proposed grading.
- Mr. Napoli states silt sacks should be placed in all catch basins. He also states paving 42,000 s. f. in one day would be difficult. Project timeline is discussed.
- A motion to issue a negative determination #3 with a condition requiring silt sacks is made by Mr. Mabon, seconded by Ms. Feltovic.
- Vote unanimous.

**Documents:**

- *Application Checklist-Request for Determination of Applicability*
- *WPA Form 1-Request for Determination of Applicability*
- *Project Description*
- *Signatures and Submittal Requirements*

- *Affidavit of Service dated June 13, 2014*
- *Notification to Abutter's Form*
- *Certified Abutter's List dated June 9, 2014*
- *Copy of Town Check*
- *Locus Map*
- *Plan of Land Proposed Re-Paving Parking Lot dated June 10, 2014*

***Abbreviated Notice of Resource Area Delineation***

**242-1625, Great Pond Road (Lots 53 & 54) (TKZ LLC) (Norse Environmental Services, Inc.)**

- Administrator states she reviewed the wetland flagging, made changes and has since reviewed new flags confirming delineation.
- The applicant Thomas D. Zahoruiko presents the project process. Norse Environmental, the wetland delineators had a conflict tonight.
- Mr. Mabon asks about the beaver activity in the area.
- The commission discusses the swale on the property and possible beaver dams.
- Mr. Napoli asks about the acreage of the property.
- Mr. Zahoruiko states there are 6.8 acres and the property is in R3 25,000 s.f. minimum lot size.
- Mr. Saal asks about alternatives and possibility of cluster zoning.
- Mr. Zahoruiko the PRD requires minimum of 10 acres. If PRD allowed 65% of the land would be preserved.
- Mr. Saal states that is not a hardship so variance not possible.
- Mr. Zahoruiko will present cluster layout with the Planning Board and ask them to rethink the regulation after 30 years.
- Cheryl Pearson and Timothy Simpson, abutters on Salem Street, have questions about how the owner will access the back of the lot.
- Wetland crossing is discussed.
- Mr. Van Heukelom, abutter, asks about the Hornback Estate.
- Mr. Manzi states this is not the Hornbeck Estates this is part of the Stevens Estate.
- Mr. Van Heukelom asks that the land be left alone as North Andover is getting very over developed. Also the big houses on Great Pond are an eyesore.
- A motion to accept the resource area delineation as accurately depicted on the plan is made by Ms. Feltovic, seconded by Mr. Mabon.
- Vote unanimous.

**Documents:**

- *Application Checklist-Abbreviated Notice of Resource Area Delineation*
- *WPA Form 4A-Abbreviated Notice of Resource Area Delineation*
- *Area (s) Delineated*
- *ANRAD Wetland Fee Transmittal Form*
- *Signatures*
- *Copy of State and Local Checks*
- *Notification to Abutter's*
- *Certified Abutter's list dated June 6, 2014*

- *Affidavit of Service dated June 12, 2014*
- *Abbreviated Notice of Resource Area Delineation Report*
- *Narrative*
- *Existing Conditions*
- *Bordering Vegetated Wetland*
- *Soils*
- *ANRAD Plan Lots 53 & 54 Great Pond Road date June 10, 2014, revised June 19, 2014, revised June 23, 2014, revised June 24, 2014*
- *Photo's dated June 17, 2014 and Photo's dated June 24, 2014*
- *MA GIS Aerial Photo's dated June 23, 2014*

### ***Notice of Intent (NOI)***

#### **242-1621, 500 Great Pond Road (North Andover Country Club) (The Morin-Cameron Group, Inc.) (cont. from 6/11/14)**

- Scott Cameron of Morin-Cameron Group, Inc. is present.
- Administrator reviews the process with Eggleston Environmental. The Selectman approved parking spaces along the edge of Great Pond Road.
- Mr. Cameron gives an over view of the project and changes to the project following peer review from Eggleston Environmental including removal of hard structures and addition of bioretention structures with forebays. New system will treat road runoff. Poorly drained soils will be removed and new soil/sand added. The applicant will monitor all plantings and follow a detailed O & M Plan.
- DPW comments addressed.
- Mr. Cameron states a crushed pipe in the town right of way would be removed and the existing swale restored.
- Mr. Mabon asks if any improvements will be made to the other side of the lot.
- Mr. Cameron states there is no work being done one far side of the lot.
- The Conservation Commissions discusses the waiver request and the alternative analysis.
- Mr. Cameron states he will clarify the waiver request and the alternative analysis. New waiver to be submitted before next meeting.
- A motion to grant the request for a continuance to the July 9, 2014 meeting is made by Ms. Feltovic, seconded by Mr. Manzi.
- Vote unanimous.

#### **Documents:**

- *Letter from Morin-Cameron Group, Inc. dated June 20, 2014*
- *Practice Facility & Parking Lot Expansion Plan dated June 20, 2014*

### ***General Business: 8:00 PM***

#### **242-1450, COC Request, 61 Johnson Circle (Leonardi)**

- The applicant Nicolas Leonardi of 61 Johnson Circle is present.
- Mr. Mabon asks about the shed. Shed was approved to remain in existing location.
- A motion to issue the COC for 61 Johnson Circle is made by Mr. Manzi, seconded by Ms. Feltovic.

- Vote unanimous.

**Documents:**

- *Letter from Patio Enclosure dated December 1, 2011*
- *WPA Form 8A-Request for Certificate of Compliance*
- *Proposed Plot Plan dated August 27, 2008*
- *Photo's dated June 17, 2014*

**242-1605, COC Request, 285 Rea Street (Ramos) (Sullivan Engineering Group, LLC)**

- Administrator states the septic system was constructed in compliance with the Order of Conditions; play area that was in the 25-foot No-Disturbance has been removed.
- A motion to issue the COC for 285 Rea Street is made Mr. Saal, seconded by Ms. Feltovic.
- Vote unanimous.

**Documents:**

- *Letter from Sullivan Engineering Group, LLC dated June 6, 2014*
- *WPA Form 8-Request for Certificate of Compliance*
- *As-Built Plan of Land dated June 6, 2014*

**242-461, PCOC Request, 64 Sugarcane Lane (Lot 31A) (Janusz) (Kellem & Kellem, LLC)**

- Administrator states this filing was for roadway and utilities only. The house was constructed under DEP File #242-638.
- A motion to issue the PCOC for 64 Sugarcane Lane (Lot 31A) only is made by Mr. Manzi, seconded by Ms. Feltovic.
- Vote unanimous.

**Documents:**

- *Letter from Kellem & Kellem, LLC Attorneys at Law dated June 23, 2014*
- *WPA Form 8A-Request for Partial Certificate of Compliance*

**242-1615, Modification Request, 105 Carlton Lane (Cordaro) (Wetlands & Land Management, Inc.) (cont. from 6/11/14) (Request to cont. to 7/9/14)**

- Administrator states no new information has been submitted.
- A motion to continue the matter to the July 9, 2014 meeting is made by Mr. Manzi, seconded by Ms. Feltovic.
- Vote unanimous.

**242-1447, Modification Request, 2357 Turnpike Street (Valley Realty Development, LLC) (Merrimack Engineering Services, Inc.)**

- Administrator presents to the proposed pool and pool house location. New location is outside of the buffer zone. A pool Operation & Maintenance Plan is also provided.
- The Board likes this project in the new location outside of the buffer zone.
- A motion to issue the modification as described and shown on the plan is made by Mr. Manzi, seconded by Ms. Feltovic.
- Vote unanimous.
- **Documents:**

- *Letter from Merrimack Engineering Services, Inc. for Outdoor Pool Maintenance Agreement dated June 15, 2014*
- *Original Site Plan dated January 5, 2009, revised June 18, 2010*
- *Revised Site Plan dated June 13 2014*

***A motion to adjourn the meeting at: 8:20 PM is made by Mr. Manzi, seconded by Ms. Feltovic***

***Vote unanimous.***